

ORDINANCE OF THE TOWNSHIP OF WEST ORANGE, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN RELATING TO THE EXECUTIVE DRIVE – ROONEY CIRCLE REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, (the “**Act**”) authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, on September 22, 2020, by Resolution No. 178-20, and in accordance with the provisions of the Act, the Township Council of the Township of West Orange, in the County of Essex, New Jersey (the “**Township Council**”) authorized and directed the Planning Board of the Township of West Orange (the “**Planning Board**”) to conduct an investigation of the properties identified on the tax maps of the Township of West Orange (the “**Township**”) as Block 155, Lots 40.02 (100 Executive Drive), 41.02 (10 Rooney Circle), and 42.02 (200 Executive Drive), inclusive of any and all streets, “paper” streets, private drives and right of ways (collectively, the “**Study Area**”), and to determine whether all or a portion of the Study Area meets the criteria set forth in the Act, *N.J.S.A. 40A:12A-5*, and whether the Study Area should be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, the Planning Board received a report setting forth the basis for the investigation and a map depicting the Study Area prepared by Susan S. Gruel, P.P., of Heyer Gruel & Associates (the “**Planning Consultant**”), entitled, “Executive Drive Redevelopment Study” dated October 29, 2020, concerning the determination of the Study Area as an area in need of redevelopment (the “**Study**”); and

WHEREAS, the Planning Consultant concluded in the Study and testified to the Planning Board on November 18, 2020 and November 19, 2020 that the Study Area satisfies the criterion for a redevelopment area designation as set forth in the Act pursuant to *N.J.S.A. 40A:12A-5(b)* and (d); and

WHEREAS, the Planning Board conducted public, duly noticed hearings on November 18, 2020 and November 19, 2020 to review the Study and recommended that the Study Area be designated as an area in need of redevelopment; and

WHEREAS, the Township Council adopted Resolution 249-20 on December 15, 2020 designating the Study Area as an area in need of redevelopment pursuant to the Act; and

WHEREAS, the Planning Consultant prepared a redevelopment plan for the Study Area entitled “Executive Drive – Rooney Circle Redevelopment Plan”, dated January 18, 2021 (the “**Plan**”); and

WHEREAS, on January 20, 2021, the Planning Board conducted a public meeting regarding the Plan, found that the Plan is substantially consistent with and/or designed to effectuate the goals and objectives of the Master Plan, developed recommendations concerning the Plan (the “**Board Recommendations**”), recommended adoption of the Plan, and adopted a resolution memorializing its findings (the “**Board Resolution**”); and

WHEREAS, the Board Recommendations were incorporated into a revised version of the Plan dated January 25, 2021 (the “**Revised Plan**”); and

WHEREAS, the Mayor and Council received a copy of the Board Resolution and the Revised Plan and reviewed both at its regular meeting of January 26, 2021; and

WHEREAS, the Township desires to adopt the Revised Plan,

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST ORANGE AS FOLLOWS:

I. GENERAL

The aforementioned recitals are incorporated herein as though fully set forth at length.

II. ADOPTION OF REVISED PLAN

The Revised Plan, attached hereto as Exhibit A, is hereby approved.

III. AMENDMENT OF ZONING ORDINANCE

The zoning map and zoning ordinances of the Township are hereby amended to incorporate the provisions of the Revised Plan.

IV. SEVERABILITY

If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

V. AVAILABILITY OF THE ORDINANCE

A copy of this Ordinance shall be available for public inspection at the offices of the Township Clerk.

VI. EFFECTIVE DATE

This Ordinance shall take effect as provided by law.

Robert D. Parisi, Mayor

Cindy Matute-Brown, Council President

Karen J. Carnevale, R.M.C.
Municipal Clerk

Introduced: January 26, 2021
Adopted: February 9, 2021

Exhibit A

Plan